

623 RC RESORT COMMERCIAL DISTRICT

623.01 Purpose. This district is intended to achieve the following:

- A. To provide for the exclusive development of resort facilities in a more creative and imaginative fashion than generally is possible under conventional zoning.
- B. To provide a zoning district in which various styles of residential uses, designed for occupancy by guests of limited duration, can be established with service commercial and recreational uses in a coordinated, comprehensive and harmonious design.

623.02 Use Regulations

A. Permitted Uses and Structures

- 1. Uses designated on a development plan for the particular Resort Commercial District as approved by the Council, including residential units of various types; commercial uses designed to serve and provide for the convenience of resort guests; and recreational facilities designed primarily for and limited to use by guests of the resort.
- 2. The continuation of all land uses which existed in the zoning district of the property to be rezoned at the time of adoption of a development plan. Existing land uses shall be either incorporated into the development plan or terminated in accordance with a specific abatement schedule submitted and approved as part of the development plan. Proposed uses shall be in conformance with those uses specified in the Sedona Community Plan or specific plan for the area.
- 3. Public utility and public service substations, pumping plants and similar installations not exceeding six hundred fifty (650) square feet, but not including public utility offices, water tanks, or repair or storage facilities.
- 4. Accessory uses and structures incidental to permitted uses.

B. Uses subject to Conditional Use Permit

- 1. Public utility and public service substations, water tanks, pumping plants and similar

installations six hundred fifty (650) square feet or greater, but not including public utility offices, repair or storage facilities.

- 2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

623.03 Approvals Required

- A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in Section 400. Where required, Development Review approval shall be obtained as outlined in Section 401, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.

- B. All Resort Commercial rezoning applications are subject to the provisions of Section 400, and are considered as conditional rezoning applications as specified in Section 400. In addition to the Application Submittal requirements set forth in Section 400, all Resort Commercial rezoning applications shall consist of maps, plans, reports, schedules, development standards and schematic drawings and other documents deemed necessary by the Director, including:

- 1. A written report accompanying the submittal in which the applicant should describe the overall project and explain and discuss the intent of the development proposal with specific reference to the following general issues:
 - a. overall design rationale and principles of the layout with specific reference to roads and internal circulation.
 - b. compatibility with surrounding land uses;
 - c. anticipated environmental, visual, traffic, drainage or other impacts on the community; and
 - d. any other specific area or issue requiring further explanation to assist the Director in his evaluation of the proposal.

2. Name, address and telephone number of record owner of property and of the applicant if not the record owner.
3. Scale (written and bar graph), north point and date of preparation for all plans and maps, including dates of any subsequent revision.
4. A boundary survey map of the property.
5. A topographic map with a minimum two-foot contour, or at such other intervals as approved by the Director.
6. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following, as applicable:
 - a. all trees over 2" DBH, indicating canopy size and species, and indicating those trees to be removed; and
 - b. all natural topographic features such as watercourses, rock outcrops native vegetation and trees, and
 - c. a map identifying areas of existing man-made scarring and, if proposed, a restoration program
7. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+% slope areas.
8. A context map which clearly portrays any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant's option, as slides, photographs, cross sections, maps, computer simulations, perspectives or models.
9. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, pedestrian ways, trails and bikeways within 500 feet of the property boundary, as well as the names of adjacent subdivisions or tracts.
10. A plan showing the proposed configuration, size in acres, number of residential units and/or lots, the square footage of non-residential proposed buildings and underlying zoning categories for each use.
11. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication.
12. A general development site plan drawn to a scale of not less than one hundred (100) feet to the inch, with at least the following details shown to scale and dimensioned:
 - a. Location of each existing and proposed structure in the development area, their uses or uses, the number of stories, the gross building and floor areas and approximate location of entrances and loading points.
 - b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points and related illumination facilities, including a complete lighting plan.
 - c. All pedestrian walks, malls and open areas for the use of occupants and the public.
 - d. Location and height of all walls, fences and screen planting, including a plan for landscaping of the development and the method by which such landscaping is to be accomplished.
 - e. Types of surfacing, such as, paving, turfing or gravel to be used at various locations.
13. Preliminary construction drawings showing the location, names, areas, width, proposed grade curve, super elevations, sight distances and radii for all streets, highways and ways in the proposed development. Connections to adjoining platted tracts and/or streets contained in these tracts.
14. Preliminary construction drawings showing the width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private, for streets, drainage, sewers, public utilities, flood

- control, access to adjacent public lands or other community facilities.
15. Locations, elevations and sizes of culverts, storm drains and detention facilities. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.
 16. A report by a licensed sanitary engineer describing proposed wastewater disposal.
 17. The location of floodway and floodplain boundaries and base flood elevations, as determined by the Federal Emergency Management Agency (FEMA) Flood Maps, and the location of other watercourses and land subject to inundation or flood hazard. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.
 18. Engineers' calculations and estimated values for each tributary storm runoff for 25 year and 100 year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the development for all points of drainage entering and leaving the property.
 19. Proposed cut and/or fill areas showing original and proposed grade levels with elevations and contours.
 20. Analysis of traffic impacts and proposed mitigation.
 21. Public safety (police and fire protection) considerations.
 22. Plans and elevations of buildings and structures indicating the architectural style and construction standards.
 23. Proposed signing program.
 24. All exterior paint or stain samples with LRV (Light Reflectance Value) indicated and exterior materials and roof samples.
 25. Drawings showing provisions for mechanical equipment screening.
 26. Information relating to the application of "Alternate Standards", if proposed, as discussed in Section 905.
 27. Any other information required by the Director, such as a slope analysis, to permit complete analysis and appraisal of the Resort Commercial development.
- C. The development plan and supporting statements and documents submitted with the application for a Resort Commercial use shall be approved and adopted by the Council and included in the Ordinance establishing the Resort Commercial district. All development within the Resort Commercial district shall comply substantially with the plans approved and adopted by the Council.
- 623.04 Property Development Standards.** The following property development standards shall apply to a Resort Commercial development. These requirements are minimums unless otherwise noted:
- A. Site planning. The Resort Commercial development shall be designed and developed in a manner compatible with and complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence, sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage and topography shall be appropriate to both kind and pattern of use intended.
- B. Yards.
1. Front yards
 - a. There shall be a front yard of not less than thirty (30) feet in depth where a parcel abuts an arterial or major collector.
 - b. There shall be a front yard of not less than twenty (20) feet in depth where a

- parcel abuts other than an arterial or major collector street.
2. Interior side yards are not required except wherever the site abuts a lot in any residential district.
 3. Exterior side yards shall be not less than twenty (20) feet.
 4. Rear yards are not required except wherever the site abuts a lot in any residential district.
 5. A minimum building setback of twenty (20) feet shall be required wherever the site abuts a lot in any residential district.
- C. Lot Coverage. Maximum lot coverage shall not exceed twenty five (25%) percent.
- D. Floor Area Ratio shall not exceed .50.
- E. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of twenty (20) feet.
- F. Distance between buildings. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) buildings.
- G. Accessory Structures. Accessory structures and architectural features shall comply with the requirements of Article 9.
- H. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- I. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Utilities. All utilities within a Resort Commercial development shall be placed underground.
1. A common central television antenna or receiver may be provided with underground cable service to all units.
 2. For purposes of this Section, appurtenances and associated equipment such as, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed conduit in an underground system may be placed above-ground.
- K. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- L. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- M. Landscaping. The landscaping provisions of Article 9 shall apply.
- N. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- O. Signs. Signs shall comply with the provisions of Article 11.
- P. Design Standards The provisions of Article 10 shall apply as administered through the Development Review process of Section 401.
- 623.05 Other Requirements.** Resort Commercial developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage. The Commission and/or Council shall insure that the public welfare and safety is preserved and that provisions are made for harmonious and appropriate development of the land by requiring, as needed, the following:
- A. Preservation of natural features, such as trees, hilltops, watercourses and archeological and historical sites.
 - B. Architectural plans of building design in addition to a comprehensive plan for the development.
 - C. Proof of adequate sanitary sewage and water systems.
 - D. Adequate fire protection.
 - E. Schedule of plan implementation.
 - F. Additional mitigation measures to address issues of public safety and welfare.

623.06 Adoption of Development Plan. The development plan and supporting statements and documents submitted with the application for a Resort Commercial development shall be approved and adopted by the Council and included in the ordinance establishing the RC District. All development within the RC District shall comply with the plans as approved and adopted by the Council.

A. **Action by the Planning and Zoning Commission.** Upon completing its public hearing on the Resort Commercial application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application and if recommended for approval shall give specific evidence and facts showing that the plan meets with the following:

a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area.

b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

c. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for the use of solar energy systems.

2. The recommendations of the Commission may include reasonable additional conditions as necessary to promote the purpose of this Code.

B. **Action of the City Council.** Following the conclusion of its public hearing, the Council may approve the Resort Commercial development, stipulating those conditions it deems necessary to carry out the purpose of this Code. If the Resort Commercial District is approved, it shall be incorporated as part of the Zoning Map. The Council shall include the reasons for approval or

disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area.

2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

3. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for use of solar energy systems.

623.07 Amendments to the Development Plan. Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure as prescribed in Section 400, with the exception of minor amendments as specified below. The following procedure shall be followed for any amendment to a Resort Commercial development, including amendments to a development phasing schedule.

A. **Major Amendments**

1. An applicant or his successors in interest may file a request for a major amendment with the Director.

2. The change will be deemed major if it involves any one (1) of the following:

a. An increase in the approved totals of dwelling units or gross leasable area for the Resort Commercial development.

b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Resort Commercial development.

c. Any change which could have significant impact on areas adjoining the Resort Commercial development as determined by the Director.

- d. Any change which could have a significant traffic impact on roadways adjacent or external to the Resort Commercial development as determined by the Director.
3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

B. Minor Amendments.

1. A Resort Commercial development applicant or his successors in interest may file a request for a minor amendment with the Director.
2. The request will be routed for comment to any affected City departments or other agencies.
3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.
4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.